

Realty Trust Review

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INVESTMENT OUTLOOK AND STATISTICAL ISSUE

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INVESTMENT OUTLOOK: STRENGTH IN REIT STOCKS BOOSTS BUYING CONFIDENCE

Realty trust stocks once again were strong performers in March, with strength spreading out from the recovery trusts into the property and property/mortgage combination trust. All trusts rose an average 4.4% in the month (v. 2.8% for the Dow-Jones Industrials - table, p. 3), with the property/mortgage group up 6.1%, the best showing.

The recovering mortgage/foreclosed property trusts rose 4.4% and property trusts 4.1%. The realty trusts are up 12½% since Jan. 1, vs. 6½% gain for the Dow Industrials.

First Mortgage Inv. was the month's

best gainer, up 81% on news of progress in negotiating a favorable credit agreement with its banks that may involve substantial debt forgiveness.

North American Mtg. jumped 33% on news it had arranged financing for \$16.3 million of 5½% subordinated debentures that matured Mar. 15. Principal and interest will be paid in two-three weeks. NAMI will sell 2.5 million new shares at \$3.26/sh. to an institution, as yet unnamed, and borrow \$8.15 million to meet its obligation.

TENDER/EXCHANGE OFFERS: SURPRISE TENDER FOR PRUDENT & NEW TERMS FOR NATIONWIDE

Johncamp Realty, a combination of

WITH OUR SISTER SERVICES - NEW RELATIVE APPEAL RANKINGS

REAL ESTATE DISCLOSURE DIGEST's Mar. 16 issue applies our proven Relative Appeal Ranking system to 46 major housing and realty companies, including 25 homebuilders, 9 investment builders and 6 mortgage finance companies. Price: \$20 prepaid

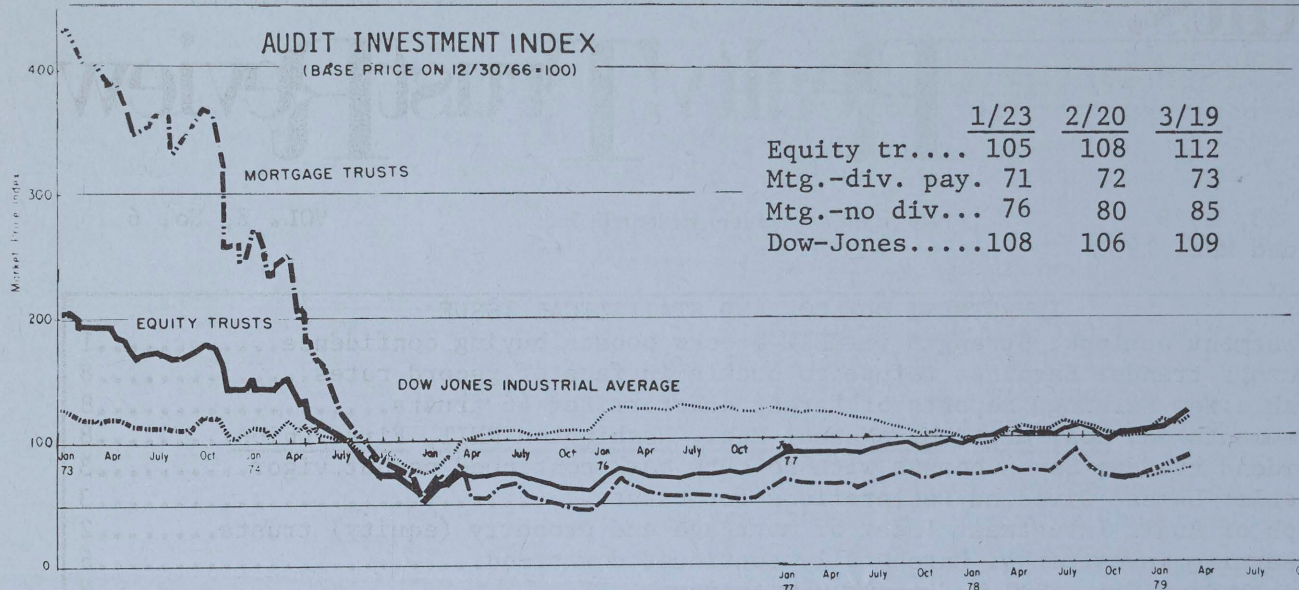
Please note: Next issue of REALTY TRUST REVIEW is scheduled in three weeks, on Apr. 13.

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Canadian Campeau Corp. and California investors Joe Akerman and John Wertin (who are about to take control of Compass Inv.) tendered for Prudent RE shares at \$7. The market price moved over 7, hinting more to come. Nationwide RE got a new offer for \$17.50/sh. in cash or Buckeye Federal S&L stock, down from an earlier \$20/sh.

ACCOUNTING: REALTY TRUST MANAGERS MUST FIND WAYS TO VALUE ASSETS FOR INVESTORS

REALTY TRUST REVIEW in its Feb. 26 statistical issue for the first time began including accumulated depreciation in book value as reported in our statistical tables. We thought then, and do now, that it was necessary for a fair presentation to investors of the underlying asset values of cash flow trusts (denoted by an "/" symbol in the tables).

A few investors called to inquire about the changes and seemed generally pleased. But the president of a very successful property trust took us to task in these words:

"You know I have the utmost admiration for you in many respects but sometimes I can't understand your direction.

"Why in the world you would list stocks at so-called book value which includes depreciation, is beyond me.

"I don't like this as a Trustee

and president (of a trust) because it is misleading to existing and potential shareholders.

"There is many a property which, because of a variety of circumstances, may not be worth book value or anything like it in the terms applied by you. People don't always read the fine print, and I must express my opinion to you that this is a grave mistake on your part."

Your editor's response is being delivered simultaneously with this issue, as follows:

"If you are disturbed, I am disappointed -- disappointed by the utter unreality of your balance sheet and that of every other trust and company that owns property in these inflationary times. You know and I know that 'book value' computed under historic cost accounting bears no relationship at all to market value of properties.

"You, however, and every other trustee and manager of one of these companies have a fairly good idea of that market value. The problem is that neither I nor any other outside investor can find that value in your financial statements. This omission forces us and every other public investor to guess about underlying values.

(Continued on page 7)

DIVIDEND TRENDS: SEVEN BOOSTS WITH NO CUTS MARK CONTINUED PAYOUT VIGOR

It's become almost a litany but realty trust dividends continue their inexorable march upward. This means you can buy most of the dividend payers with little fear of bad surprises.

Real Estate Investment Properties boosted its payout 19% to 32¢/sh. as all six of its Vagabond motels in California paid percentage rentals to the trust. REIP owns the properties free and clear.

Prudent Real Estate, target of an unfriendly tender (see p. 1), boosted its quarterly to 7¢, up 17%. That raise was matched by M&T Mortgage Investors, Houston-based trust specializing in construction loans on single-family houses in Texas. M&T's Feb. qtr. earnings also jumped (table, p. 8).

Trust	Record date	--Quarterly dividend/share--			-% Chng. from	
		Latest	Previous	Year-ago	Prev. Q	Yr-ago
Consolidated Capital..	3/17	0.1717M	0.1717	0.17	UC	+1%
Cont'l Ill. Property..	4/2	0.34	0.34	0.32	UC	+6
Del-Val Financial Corp	3/19	0.115M	0.115	0.115	UC	UC
" " "	4/17	0.12M	0.115	0.115	+4%	+4
" " "	5/21	0.12M	0.12	0.115	UC	+4
Federal Realty.....	3/26	0.34	0.34	0.34	UC	UC
First Cont'l REIT.....	3/31	0.27	0.26	0.23	+4	+17
First Union RE.....	4/13	0.27	0.27	0.26	UC	UC
Florida Gulf Realty....	3/20	0.32	0.32	0.32	UC	+4
Fraser Mortgage.....	4/1	0.28	0.28	0.26	UC	+8
General Growth.....	3/30	0.39	0.39	0.37	UC	+5
General Real Estate....	11/15	0.18EX	----	0.04	--	+350
Gould Investors.....	3/15	0.22	0.22	0.20	UC	+10
" " "	6/15	0.22	0.22	0.20	UC	+10
" " "	9/14	0.22	0.22	0.22	UC	UC
Hubbard REIT.....	3/23	0.40	0.38	0.33	+5	+21
Investors Realty.....	3/16	0.15	0.15	0.125	UC	+20
M&T Mortgage.....	3/26	0.35	0.30	0.26	+17	+35
MassMutual M&R.....	3/28	0.34	0.34	0.32	UC	+6
MONTY Mortgage.....	3/30	0.23	0.23	0.23	UC	UC
Mortgage Growth.....	4/2	0.20	0.18	0.14	+11	+43
New Plan Realty.....	3/15	0.065M	0.065	0.053	UC	+23
Pacific Realty.....	4/4	0.20	0.20	0.00	UC	+100
Pittsburgh & W. Va. RR	3/5	0.14	0.14	0.14	UC	UC
Prudent REIT.....	3/6	0.07	0.06	0.06	+17	+17
RE Investment Prop....	4/1	0.32	0.27	0.265	+19	+21
RET Income \$4.38 Pfd..	3/20	1.095	1.095	1.095	UC	UC
S-G Sec. \$1.70 Pfd....	3/16	0.425	0.425	0.425	UC	UC
University RE Trust....	3/23	0.06	0.06	0.09	UC	-33

UC=Unchanged. M=Monthly. S=Semiannual. EX=Year-end extras. L=Liquidating.

Mortgage Growth upped payout 11% on improved results from development property. Del-Val Financial, First Continental REIT and Hubbard REI all raised payouts.

COMPARATIVE TRUST GROUP AVERAGE 03/19/79

GROUP	QUAL	NON-QUAL	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV*	EARN ANN*	LAST PRICE	-% CHNG FROM-- MON AGO	JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
PROPERTY-LARGE	20	0	20	2316	15.74	1.16	1.45	14.45	4.6	7.1	9.9	8.0	-8.2	9.2	730.1
-SMALL	7	0	7	956	13.29	1.20	1.37	11.61	1.4	6.7	8.5	10.4	-12.7	10.3	74.7
-SUBOR LAND	3	0	3	1862	16.22	1.27	1.25	12.00	6.7	3.6	9.6	10.6	-26.0	7.7	57.3
AVERAGE 3 PROP GROUPS			30	1953	15.21	1.18	1.41	13.53	4.1	6.7	9.6	8.7	-11.0	9.3	862.1
PROP & MTG COMBINATION	14	10	24	2137	11.65	0.43	0.57	7.66	6.1	16.6	13.3	5.7	-34.3	5.0	458.3
SHORT-TERM MTG	11	0	11	1757	15.11	0.64	0.92	9.49	3.6	12.5	10.3	6.8	-37.2	6.1	195.9
LONG-TERM MTG/PROP	13	0	13	3483	14.73	1.00	1.01	10.33	3.6	12.5	10.3	9.7	-29.9	6.8	456.2
MTG/FCLSD PROP-MISC	7	7	14	2726	5.11	0.00	1.77	3.36	7.9	26.3	1.9	0.0	-34.2	34.7	128.7
-BANK	0	16	16	2194	5.43	0.01	0.27	3.64	1.6	18.8	13.4	0.3	-33.1	5.0	106.4
-INDEPEND	0	32	32	3231	0.76	0.00	0.48	2.24	4.5	25.9	4.6	0.0	192.8	63.5	187.0
AVERAGE 3 MTG/FCLSD PROP			62	2849	2.95	0.00	0.72	2.85	4.4	23.6	4.0	0.1	-3.3	24.4	422.1
OVERALL AVERAGE	75	65	140	2508	9.11	0.47	0.88	7.18	4.4	12.5	8.1	6.6	-21.2	9.7	2394.6
DOW-JONES INDUSTRIAL AVERAGE						112.79	857.59	2.8	6.5	7.6	5.8				

*LATEST QUARTER ANNUALIZED

STRAIGHT BONDS

STRAIGHT BONDS

ISSUER & DESC.	EX	INT.	MAT	MIL \$	PRICE	% CHNG	% YIELD
BARNETT MTG-C	OC	6.75	'81	5.3	50.00	0.0	13
BAY COLONY PROP-B	PS	8.50	'80	17.0	70.00	1.8	12
BAY COLONY PROP-C	NY	8.50	'81F	6.8	86.50	-3.3	9
BT MTG INV-C	OC	5.75	'82	19.4	56.00	5.7	10
CHASE MAN TR-A	OC	7.88	'78F	36.7	77.00	-6.6	VJ
CHASE MAN TR-C	OC	7.50	'83	41.2	41.00	-5.6	VJ
CITIZEN & SO RLY-CM	PS	3.00	'83	25.5	58.00	-3.2	5
CITIZENS MTG INV-B	OC	8.50	'80	20.0	35.00	0.0	VJ
CONT ILL RLTY-B	NY	7.63	'79	25.0	95.75	2.1	8
COUSINS M&E-C	NY	6.50	'82F	30.0	66.00	-3.4	9
DOMINION MTG-C	OC	8.00	'87	11.0	47.00	-2.0	VJ
FIRST MTG INV-A	OC	6.75	'82	9.1	55.00	5.8	12
FIRST NEWPORT-B	OC	8.75	'79	6.9	97.00	4.3	9
FIRST VA MTG-A	OC	4.00	'80	15.0	74.00	1.4	5
FIRST VA MTG-EM	OC	11.50	'80	5.0	84.00	2.4	13
GHR PROPERTIES-B	AS	7.70	'80	5.1	91.13	0.1	8
GHR PROPS-B	OC	8.50	'87	15.3	67.00	3.1	12
GREAT AMER MGMT-B	OC	7.55	'79	25.0	43.00	-6.4	VJ
GREAT AMER MGMT-C	OC	8.75	'83	25.0	26.00	-7.0	VJ
GROWTH RLTY-C	NY	6.75	'82	9.2	77.75	3.7	9
GUARDIAN MTG-B	PH	7.50	'79	25.0	40.00	-4.4	VJ
GUARDIAN MTG-C#	OC	6.75	'86	8.6	30.00	-3.1	VJ
INS REALTY-H	OC	1.00	---	99.0	58.00	-3.2	NC
INST INVESTOR-B	OC	8.25	'87	15.2	66.00	1.5	12
INSTINTL INV-B	NY	7.88	'80	6.5	90.25	1.4	8
JUSTICE MTG-B	OC	7.75	'79	9.6	57.00	9.6	VJ

ISSUER & DESC.	EX	INT.	MAT	MIL \$	PRICE	% CHNG	% YIELD
MIDLAND MTG-B	NY	8.00	'80	14.9	88.63	-0.9	9
MTG INV WASH-BG	OC	11.25	'80	15.0	84.00	2.4	13
NATIONWIDE RE-C	OC	7.00	'81	6.5	70.00	-2.7	10
NJB PRIME INV-C	OC	7.00	'80F	4.7	38.00	-4.9	VJ
NO AMER MTG-B	PS	8.50	'87	12.1	64.00	3.2	13
NO AMER MTG-C	NY	5.50	'79F	16.3	90.00	8.1	6
REALTY REFUND	NY	11.33	'98	20.0	93.50	-0.7	12
REALTY REFUND-C	NY	12.00	'98	15.0	96.88	0.9	12
SAUL (B.F.)-C	NY	8.50	'80	25.0	94.41	-0.3	9
SECURITY MTG-#	AS	7.25	'82	37.5	89.00	1.1	8
SECURITY MTG-C#	OC	6.00	'82	5.3	68.00	4.6	8
SO ATLANTIC-C#	NY	6.75	'82F	16.9	73.50	2.1	9
STATE MUT INV-B	NY	9.00	'80F	6.2	93.50	0.0	9
TRI-SOUTH MTG-B	NY	7.75	'80F	11.4	89.75	-1.3	8

DESCRIPTION: A-SENIOR; B-SENIOR SUBORDINATE; C-SUBORDINATE OR JUNIOR SUBORDINATE. D-3% TO 9/30/82, 7% AFTER. M-VARIABLE AT 1 1/2% OVER MONTHLY PRIME. G-VARIABLE AT 1 1/4% OVER PRIME IN OCT. AND APRIL. H-FIVE SERIES, A-E: 6-7/8%, 7-1/8%, 7-3/8%, TWO VARIABLE; 1987-94, VJ-BANKRUPTCY REORGANIZATION. X-SUSPENDED BY EXCHANGE. DEF-IN DEFAULT. #MAY BE USED AT PAR TO EXERCISE WARRANTS. F-TRADES FLAT, WITHOUT ACCRUED INTEREST.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)
PROPERTY TRUSTS-OVER \$25M ASSETS													
NR	AMER EQUITY IT#	2497	10.64	1.12	SEP	0.87	7.75	-13.9	-3.1	8.9	14.5	-27.2	19.4
NR	CALWTH RLY#	1180	10.95	0.80	AUG	1.48	9.00	-2.7	-5.3	6.1	8.9	-17.8	13.5
4	CONSOL CAP RLY#	1989	25.29	2.06	NOV	2.75	27.00 X	0.6	8.0	9.8	7.6	6.8	10.9
1	CONT ILL PROP#	4808	23.57	1.36	JAN	1.48	18.00	9.9	15.2	12.2	7.6	-23.6	6.3
2	DENVER REIA#	1101	16.08	0.72	SEP	2.04	12.25	-5.8	16.7	6.0	5.9	-23.8	12.7
1	FEDERAL REALTY#	1450	13.34	1.36	DEC	1.68	15.88	3.3	6.7	9.5	8.6	19.0	12.6
1	FIRST UNION #	4428	16.66	1.08	OCT	1.24	12.25	8.9	14.0	9.9	8.8	-26.5	7.4
1	FLORIDA GULF#	996	19.97	1.28	JAN	1.44	12.50 X	9.1	6.4	8.7	10.2	-37.4	7.2
3	GENERAL CROWTH#	6202	10.57	1.56	DEC	1.91	28.88	5.5	9.5	15.1	5.4	173.2	18.1
2	GOULD INVESTOR#	1174	17.46	0.88	DEC	1.58	10.25 X	4.7	18.8	6.5	8.6	-41.3	9.0
1	GREIT REALTY	998	11.33	0.40	JAN	0.68	7.88	10.5	10.5	11.6	5.1	-30.5	6.0
2	HUBBARD REI	4004	24.76	1.60	JAN	1.72	16.50 X	0.9	2.3	9.6	9.7	-33.4	6.9
2	NEW PLAN RLY#	2537	5.47	0.78	JAN	0.72	10.88 X	18.3	17.6	15.1	7.2	98.9	13.2
1	PENN REIT	1516	13.17	1.45	NOV	2.00	15.50	-3.1	-4.6	7.8	9.4	17.7	15.2
NR	PRUDENT REIT#	3146	8.32	0.28	NOV	0.48	4.38 X	1.6	34.8	9.1	6.4	-47.4	5.8
2	REIT OF AMERICA	1633	21.73	1.40	FEB	1.89	17.00	5.4	8.8	9.0	8.2	-21.8	8.7
2	SAN FRAN RE #	1376	24.68	1.60	DEC	1.60	19.00	-1.3	2.7	11.9	8.4	-23.0	6.5
NR	UNIVERSITY REI#	2514	8.60	0.72	SEP	0.36	9.25 X	12.8	-6.4	25.7	7.8	7.6	4.2
2	VIRGINIA REI#	1251	14.05	0.80	SEP	0.76	12.00	0.0	2.1	15.8	6.7	-14.6	5.4
2	WASH REIT #	1518	18.10	1.96	DEC	2.36	22.75 X	3.8	8.3	9.6	8.6	25.7	13.0
GROUP AVERAGE		2316	15.74	1.16		1.45	14.45	4.6	7.1	9.9	8.0	-8.2	9.2
PROPERTY TRUSTS-SPECIALTY PROPS & UNDER \$25M ASSETS													
NR	GENERAL RE SHS	557	7.28	1.21	DEC	1.29	7.50	0.0	0.0	5.8	16.1	3.0	17.7
1	HOTEL INVESTOR#	1568	19.96	1.80	NOV	2.32	17.00	-1.4	7.1	7.3	10.6	-14.8	11.6
NR	PITTS & W VA RA	1510	22.72	0.56	SEP	0.80	6.25 X	6.5	8.7	7.8	9.0	-72.5	3.5
NR	RE INV PROPS #	959	8.55	1.28	DEC	1.16	11.50	2.2	4.5	9.9	11.1	34.5	13.6
NR	REIT OF CALIF	550	9.27	1.28	DEC	1.84	15.00	0.0	0.0	8.2	8.5	61.8	19.8
NR	TERRYDALE R#	336	21.90	1.60	DEC	1.36	16.00	-3.0	14.3	11.8	10.0	-26.9	6.2
NR	US EQUITY & MTG	1214	3.35	0.68	OCT	0.84	8.00	0.0	14.3	9.5	8.5	138.8	25.1
GROUP AVERAGE		956	13.29	1.20		1.37	11.61	1.4	6.7	8.5	10.4	-12.7	10.3
PROPERTY TRUSTS-SUBOR LAND LEASEBACK													
2	ICM REALTY	3011	15.26	0.50	NOV	0.52	8.75	6.1	2.9	16.8	5.7	-42.7	3.4
2	JMB REALTY	510	19.68	2.00	NOV	1.92	16.25	4.8	6.6	8.5	12.3	-17.4	9.8
3	PROPERTY CAPITL	2065	13.71	1.32	JAN	1.32	11.00 X	0.7	0.0	8.3	12.0	-19.8	9.6
GROUP AVERAGE		1862	16.22	1.27		1.25	12.00	6.7	3.6	9.6	10.6	-26.0	7.7
PROPERTY & MTG COMBINATION													
2N	API TRUST	1012	7.15	0.00	DEC	0.03	2.13	6.5	0.0	71.0	0.0	-70.2	0.4
1	BANKAMER RLY	3547	16.99	1.00	JAN	1.11	11.88 X	-1.0	14.5	10.7	8.4	-30.1	6.5
3N	BRT REALTY	1400	2.27	0.00	NOV	0.00	1.38	-15.3	10.4	0.0	0.0	-39.2	0.0
1	CONN GEN M&R#	5723	20.41	1.80	DEC	2.01	18.25	0.0	1.4	9.1	9.9	-10.6	9.8
2	FLATLEY RLY #	1000	9.12	0.20	SEP	0.60	4.00	14.3	6.7	6.7	5.0	-56.1	6.6
2N	INDIANA M&R #	1154	11.51	0.00	DEC	0.00	4.00	-5.9	14.3	0.0	0.0	-65.2	0.0
2	INVESTORS RL#	1479	14.24	0.60	NOV	0.64	8.25 X	1.8	11.8	12.9	7.3	-42.1	4.5
1	MILLER HENRY S	560	19.08	1.64	NOV	1.16	14.50 X	15.5	16.0	12.5	11.3	-24.0	6.1
2	MORTGAGE GROW *	2633	11.76	0.80	NOV	0.79	8.25	1.5	19.9	10.4	9.7	-29.8	6.7
2	PACIFIC RLY#	840	21.29	0.80	NOV	1.80	15.88	0.8	14.4	8.8	5.0	-25.4	8.5
2	PROP TR AMER#	2338	9.01	0.36	SEP	0.51	5.50	10.0	18.8	10.8	6.5	-39.0	5.7
2	REALTY INCOME	1578	11.59	1.40	JAN	0.00	10.88	-6.4	-1.1	0.0	12.9	-6.1	0.0
NR	RIVIERE RLY #	783	13.76	0.60	SEP	1.00	5.25	0.0	-9.8	5.3	11.4	-61.8	7.3
2	WELLS FARGO M&E	3919	17.70	1.20	DEC	1.38	13.25	11.5	16.4	9.6	9.1	-25.1	7.8
GROUP AVERAGE		1998	13.28	0.74		0.79	8.81	4.5	9.7	11.2	8.4	-33.6	5.9
SHORT TERM MTG-MTG BANKER & MISC FIN SPONSOR													
2	BAIRD & WARNER	1043	15.35	0.05	JAN	0.00	10.50	10.5	40.0	0.0	0.5	-31.6	0.0
2N	CENTRAL MTG	775	13.42	0.00	DEC	1.41	7.00	9.7	36.5	5.0	0.0	-47.8	10.5
2	FIRST CONTNLT	2106	10.34	1.08	NOV	1.08	8.00	-4.5	0.0	7.4	13.5	-22.6	10.4
3	FRASER MTG	1038	16.62	1.12	NOV	1.08	10.75	0.0	2.4	10.0	10.4	-35.3	6.5
2N	HANOVER SQ RLY	946	11.27	0.00	NOV	0.00	6.25	-2.0	-10.7	0.0	0.0	-44.5	0.0
2	LOMAS & NETLTN	3700	27.84	1.96	DEC	1.96	16.63	0.0	8.1	8.5	11.8	-40.3	7.0
2	MGT MORTGAGE	1482	10.29	1.40	FEB	1.76	11.00	12.8	20.5	6.3	12.7	6.9	17.1
1N	MTG TRUST AMER	3860	13.33	0.00	NOV	1.22	7.00	0.0	16.7	5.7	0.0	-47.5	2.2
1	NATIONWIDE RE	1047	24.36	0.48	DEC	0.56	14.00 X	2.7	12.0	25.0	3.4	-42.5	9.3
2	SUTRO MTG INV	2322	15.59	1.00	DEC	1.00	9.75	-3.8	18.2	9.8	10.3	-37.5	6.4
2N	WESTERN MTG	1003	7.83	0.00	NOV	0.08	3.50	-6.7	3.6	43.8	0.0	-55.3	1.0
GROUP AVERAGE		1757	15.11	0.64		0.92	9.49	3.6	12.5	10.3	6.8	-37.2	6.1
LONG-TERM MTGS & PROPERTIES													
2N	BT MTG INVSTRS	2116	-3.12	0.00	DEC	0.22	1.88	7.4	50.4	8.5	0.0	-0.0	-0.0
NR	DEL-VAL FIN CP*	1345	9.37	1.44	SEP	1.28	11.25 X	5.7	7.1	8.8	12.8	20.1	13.7
3	EQUIT LF MTG	5663	23.39	2.00	JAN	1.84	18.38	2.8	9.7	10.0	10.9	-21.4	7.9
1	HOSPITAL MTG#	1178	23.12	0.60	NOV	0.72	10.38	3.8	18.6	14.4	5.8	-55.1	3.1
1	MASSMUTUAL MTG	4670	19.66	1.36	JAN	1.29	13.25	-4.5	6.0	10.3	10.3	-32.6	6.6
2	MONY MTG INV	8951	9.79	0.92	FEB	0.72	8.13	3.2	6.6	11.3	11.3	-17.0	7.4
3	NOWSTRN MUT MT	4758	19.07	1.00	DEC	0.80	10.00	0.0	0.0	12.5	10.0	-47.6	4.2
1	PACIFIC SO MTG	800	12.02	0.80	DEC	0.96	8.00	-7.3	16.3	8.3	10.0	-33.4	8.0
2	PNB MTG & RLY	2437	19.16	1.08	DEC	1.19	9.88	-2.5	17.9	8.3	10.9	-48.4	6.2
3	REALTY REFIND	1377	17.38	1.64	JAN	1.64	15.13	-3.9	16.4	9.2	10.8	-12.9	9.4
2	RIT & MTG PAC	1890	18.07	1.40	FEB	1.64	14.75	10.2	20.4	9.0	9.5	-18.4	9.1
1N	SECURITY MTG	6487	5.96	0.00	DEC	0.00	4.00	10.2	18.3	0.0	0.0	-32.9	0.0
1	UNITED REALTY	3610	17.60	0.80	NOV	0.80	9.25	4.2	13.8	11.6	8.6	-47.4	4.5
GROUP AVERAGE		3483	14.73	1.00		1.01	10.33	3.6	12.5	10.3	9.7	-29.9	6.8

#NET CASH FLOW, SEE PAGE 6. TRUSTS REPORTED ON A CASH FLOW BASIS AND DENOTED WITH "#" SYMBOL: BOOK VALUE INCLUDES ACCUMULATED DEPRECIATION. *GROSS CASH FLOW. ARROWS DENOTE NEW EARNINGS OR DIVIDENDS AND DIRECTION. ZEROES INDICATE LOSS OR NO EARNINGS FOR QUARTER SHOWN. EXTRAORDINARY GAINS NOT ANNUALIZED. AMERICAN EQUITY AND ICM REALTY DIVIDENDS TRAILING 12 MONTHS. -0.0 IN % PRICE TO BOOK INDICATES NEGATIVE BOOK VALUE. PH-PHILADELPHIA EXCHANGE. PS-PACIFIC EXCHANGE. BO-BOSTON EXCHANGE. NR-NOT RANKED. VJ-IN BANKRUPTCY REORGANIZATION. Y-CH. XI REORGANIZATION COMPLETED. CONTINENTAL MTG. EARNINGS FOR 4 MONTHS ENDED JULY 31, 1978 BEFORE RESULT OF INCLUDING OPERATIONS OF SUBSIDIARIES. BID PRICES SHOWN FOR ALL OVER THE COUNTER STOCKS. NAME CHANGE: US BANCOPT TRUST TO PACIFIC REALTY TRUSTS. GROUP CHANGE: API TRUST FROM PROPERTY TRUSTS-OVER \$25M ASSETS TO PROPERTY & MTG COMBINATION.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON ANN*	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)
MTG & FORECLOSED PROPERTY-MISC SPONSOR													
3N	AMER CENTURY MI	2607	5.13	0.00	DEC	0.00	3.75	0.0	19.8	0.0	0.0	-26.9	0.0
2N	Y COLWELL MTG	2030	2.74	0.00	SEP	0.00	1.94	10.9	29.3	0.0	0.0	-29.2	0.0
3N	CONT ILL RLTY	2797	5.71	0.00	DEC	3.44	4.00	3.1	52.1	1.2	0.0	-29.9	60.2
4N	HEITMAN MTG	3292	2.01	0.00	SEP	0.00	1.50	-8.0	8.7	0.0	0.0	-25.4	0.0
2N	MIDLAND MTG	2382	0.32	0.00	DEC	0.06	1.88	7.4	7.4	31.3	0.0	487.5	18.8
3N	MISSION INV TR	1812	4.88	0.00	NOV	0.00	5.00	0.0	8.0	0.0	0.0	2.5	0.0
3N	NORTH AMER MTG	4401	8.17	0.00	SEP	0.00	4.00	33.3	45.5	0.0	0.0	-51.0	0.0
GROUP AVERAGE		2760	4.14	0.00		0.50	3.15	6.3	24.2	6.3	0.0	-23.8	12.1
PROP & MTG COMBINATION-NON-QUALIFIED (MOST INDEPENDENT)													
5N	AMER REALTY	2222	2.97	0.00	DEC	0.00	1.75	-26.5	-12.5	0.0	0.0	-41.1	0.0
2N	BAY COLONY PROP	3315	6.50	0.00	NOV	0.31	4.63	23.5	15.8	14.9	0.0	-28.8	4.8
2	C I REALTY #	2609	21.90	0.10	NOV	0.96	19.75	28.4	75.6	20.6	0.5	-9.8	4.4
3N	CITIZENS GROWTH	811	6.85	0.00	OCT	0.02	3.50	-6.7	27.3	175.0	0.0	-48.9	0.3
2N	FRANKLIN RLTY	999	8.13	0.00	DEC	0.71	6.75	5.8	35.0	9.5	0.0	-17.0	8.7
2N	SAUL (BF) REIT	5859	4.54	0.00	DEC	0.00	7.50	-1.7	17.6	0.0	0.0	65.2	0.0
2N	SUMMIT PROP #	1543	11.81	0.00	OCT	0.00	3.50	0.0	27.3	0.0	0.0	-70.4	0.0
2N	US REALTY #	3434	13.77	0.00	DEC	0.52	5.50	4.8	12.7	10.6	0.0	-60.1	3.8
2N	WALTER RLTY #	1035	8.06	0.00	JAN	0.00	4.75	0.0	2.6	0.0	0.0	-41.1	0.0
2N	WISCONSIN RE #	1514	9.32	0.00	SEP	0.32	2.88	15.2	76.7	9.0	0.0	-69.1	3.4
GROUP AVERAGE		2334	9.39	0.01		0.28	6.05	9.7	33.7	21.3	0.2	-35.5	3.0
MTG & FORECLOSED PROP-NON-QUALIFIED-INDEPENDENT MGMT													
4N	BUILDERS INV	2929	0.54	0.00	DEC	0.46	1.81	-23.9	-23.9	3.9	0.0	235.2	85.2
2N	CAPITAL MTG	1675	-1.05	0.00	DEC	0.19	1.38	0.0	56.8	7.3	0.0	-0.0	-0.0
5N	VJCITIZENS MTG	1421	-17.17	0.00	SEP	0.00	0.38	0.0	52.0	0.0	0.0	-0.0	-0.0
2N	COMPASS INV GP	3109	3.96	0.00	DEC	0.53	1.19	-13.8	-4.8	2.2	0.0	-69.9	13.4
4N	VJCONTINENTAL MTG	20838	-6.65	0.00	JUL	0.09	0.38	0.0	100.0	4.2	0.0	-0.0	-0.0
3N	COUSINS MGE	3854	0.81	0.00	NOV	0.00	3.13	8.7	19.0	0.0	0.0	286.4	0.0
2N	DIVERSIFIED MTG	7326	8.50	0.00	DEC	0.06	5.00	28.9	37.7	83.3	0.0	-41.2	0.7
3N	VJDOMINION MGR	639	-9.68	0.00	NOV	0.24	1.00	-11.5	13.6	4.2	0.0	-0.0	-0.0
2N	EASTOVER CORP	1034	12.44	0.00	DEC	0.57	8.00	-5.9	6.7	14.0	0.0	-35.7	4.6
2N	FIRST MORTGAGE	8495	-5.80	0.00	OCT	0.17	1.25	81.2	98.4	7.4	0.0	-0.0	-0.0
2N	FIRST NEWPORT R	2339	3.07	0.00	OCT	0.00	2.50	33.0	81.2	0.0	0.0	-18.6	0.0
3N	FIRST VIR REIT	1208	6.89	0.00	SEP	0.56	2.75	10.0	99.3	4.9	0.0	-60.1	8.1
5N	VJGREAT AMER MGT	4456	-11.90	0.00	OCT	0.70	1.00	-11.5	163.2	1.4	0.0	-0.0	-0.0
2N	GROWTH RLTY	2059	7.42	0.00	DEC	0.00	4.63	5.7	15.8	0.0	0.0	-37.6	0.0
5N	VJGUARDIAN MTG	3000	-12.82	0.00	NOV	0.98	0.75	0.0	33.9	0.8	0.0	-0.0	-0.0
2N	HAMILTON INV	2135	5.28	0.00	DEC	0.00	2.38	-4.8	19.0	0.0	0.0	-54.9	0.0
1N	INSTITUTIONAL	6074	2.88	0.00	OCT	0.00	2.00	0.0	0.0	0.0	0.0	-30.6	0.0
2N	KENTUCKY PROPTY	1100	2.98	0.00	NOV	0.37	2.50	5.0	17.4	6.8	0.0	-16.1	12.4
5N	Y LIFETIME COM	6632	2.67	0.00	JUL	0.17	1.00	33.3	58.7	5.9	0.0	-62.5	6.4
2N	LINCOLN MTG	1155	0.85	0.00	SEP	0.00	2.44	2.5	29.8	0.0	0.0	187.1	0.0
5N	VJMETROPLEX RLTY	1184	1.06	0.00	SEP	1.04	0.50	-20.6	31.6	0.5	0.0	-52.8	98.1
1N	MORAGA CORP	1355	6.90	0.00	JAN	6.46	3.50	16.7	11.8	0.5	0.0	-49.3	93.6
3N	MTG INV WASH	2146	4.10	0.00	DEC	0.00	1.88	0.0	7.4	0.0	0.0	-54.1	0.0
4N	Y NATIONAL MTG	3707	2.03	0.00	NOV	0.00	0.88	0.0	20.5	0.0	0.0	-56.7	0.0
5N	VJNJB PRIME INV	1330	-7.82	0.00	NOV	0.00	2.63	31.5	163.0	0.0	0.0	-0.0	-0.0
5N	PLAZA REALTY	1114	0.73	0.00	SEP	0.00	0.88	8.6	0.0	0.0	0.0	20.5	0.0
3N	REPUBLIC MTG	2107	3.57	0.00	DEC	0.00	2.00	-11.1	44.9	0.0	0.0	-44.0	0.0
1N	TEXAS FIRST MTG	1055	7.95	0.00	DEC	0.00	4.13	3.3	37.7	0.0	0.0	-48.1	0.0
2N	TIERCO	1170	6.76	0.00	DEC	0.13	3.00	4.2	14.1	23.1	0.0	-55.6	1.9
4N	TRECO	2238	0.89	0.00	DEC	0.00	1.06	0.0	0.0	0.0	0.0	19.1	0.0
4N	UMET TRUST	2109	0.48	0.00	FEB	2.79	2.75	10.0	46.3	1.0	0.0	472.9	581.3
2N	WESTPORT CO	2388	4.57	0.00	JAN	0.00	2.88	-2.0	18.0	0.0	0.0	-37.0	0.0
GROUP AVERAGE		3231	0.76	0.00		0.48	2.24	4.5	25.9	4.6	0.0	192.8	63.5
MTG & FORECLOSED PROP-NON-QUALIFIED-COMCL BANK SPONSOR													
4N	AMER FLETCHER M	1352	0.26	0.00	OCT	0.00	2.00	0.0	22.7	0.0	0.0	669.2	0.0
2N	CAMERON-BROWN	2016	8.42	0.00	DEC	1.27	3.25	0.0	23.6	2.6	0.0	-61.4	15.1
5N	VJCHASE MAN MTG	5098	-6.04	0.00	NOV	0.00	0.75	-25.0	50.0	0.0	0.0	-0.0	-0.0
NR	CITINATL DEV	600	13.63	0.00	SEP	0.30	7.88	-1.5	5.1	26.3	0.0	-42.2	2.2
3N	CITIZENS60 RLTY	3831	1.50	0.00	DEC	0.00	1.38	-8.0	22.1	0.0	0.0	-8.0	0.0
2	CLEVELAND TRUST	2525	10.72	0.20	DEC	0.08	5.88 X	28.1	56.8	73.5	3.4	-45.1	0.7
2N	FIDELCO GROWTH	1580	6.43	0.00	NOV	1.11	4.13	0.0	0.0	3.7	0.0	-35.8	17.3
2N	FIRST DENVER MI	1621	6.88	0.00	DEC	0.00	2.63	-12.3	23.5	0.0	0.0	-61.8	0.0
1N	FIRST MEMPHIS	1156	6.18	0.00	NOV	1.04	3.50	-3.6	27.3	3.4	0.0	-43.4	16.8
3N	FIRST PENN MTG	2961	1.65	0.00	JAN	0.00	2.00	6.4	33.3	0.0	0.0	21.2	0.0
3N	FIRST WISCONSIN	1988	5.37	0.00	SEP	0.00	3.75	-3.4	30.2	0.0	0.0	-30.2	0.0
5N	INDEPENDENCE MT	2500	-3.80	0.00	SEP	0.13	1.88	15.3	88.0	14.5	0.0	-0.0	-0.0
2N	MARYLAND REALTY	760	8.57	0.00	NOV	0.00	3.50	0.0	10.1	0.0	0.0	-59.2	0.0
2N	NW FINANCIAL IN	1510	14.35	0.00	SEP	0.12	8.75	2.9	7.6	72.9	0.0	-39.0	0.8
3N	TRI-SOUTH MTG	2270	3.59	0.00	DEC	0.30	3.00	0.0	33.3	10.0	0.0	-16.4	8.4
2N	WACHOVIA RLTY	3335	9.21	0.00	FEB	0.00	3.88	3.5	0.0	0.0	0.0	-57.9	0.0
GROUP AVERAGE		2194	5.43	0.01		0.27	3.64	1.6	18.8	13.4	0.3	-33.1	5.0
MTG & FORECLOSED PROP-NON-QUALIFIED-MISC FIN SPONSORS													
2N	ATLANTA NATL	1273	8.96	0.00	NOV	0.00	4.50	5.9	12.5	0.0	0.0	-49.8	0.0
3N	BARNES MTG INV	1910	10.32	0.00	SEP	0.00	2.13	-14.8	13.3	0.0	0.0	-79.4	0.0
2N	CI MTG GROUP	4812	5.83	0.00	JAN	9.19	3.75	10.9	25.0	0.4	0.0	-35.7	157.6
1N	GMR PROP	2956	2.71	0.00	NOV	0.00	2.50	0.0	33.0	0.0	0.0	-7.7	0.0
3N	IDS REALTY	2409	3.65	0.00	OCT	12.01	2.38	11.7	72.5	0.2	0.0	-34.8	329.0
3N	SOUTH ATLANTIC	2706	2.92	0.00	JAN	0.00	4.00	18.3	33.3	0.0	0.0	37.0	0.0
3N	STATE MUTUAL	2786	8.19	0.00	DEC	0.10	5.75	21.1	31.3	57.5	0.0	-29.8	1.2
GROUP AVERAGE		2693	6.08	0.00		3.04	3.57	9.3	28.1	1.2	0.0	-41.3	50.0
PREFERRED STOCK & REIT FUNDS													
NR	COLWELL PFD	2149	7.50L	0.00	SEP	0.00	2.38	0.0	0.0	0.0	0.0	-68.3	0.0
NR	RET INCOME	3794	2.57N	0.00	SEP	0.08	2.00	0.0	0.0	25.0	0.0	-22.2	3.1
NR	RET-\$4.38 PFD	575	51.63C	4.38	---	0.00	43.38 X	3.1	2.1	0.0	10.1	-16.0	0.0
NR	S-G SECURITIES	1425	1.86N	0.00	OCT	0.00	2.00	-6.1	0.0	0.0	0.0	7.5	0.0
NR	S-G \$1.70 PFD	660	21.15C	1.70	---	0.00	14.25 X	3.0	3.6	0.0	11.9	-32.6	0.0
NR	TRECO-PFD A I	779	1.00L	0.00	---	0.00	0.63	-37.0	0.0	0.0	0.0	-37.0	0.0
NR	TRECO-PFD A II	260	1.00L	0.00	---	0.00	0.25	0.0	0.0	0.0	0.0	-75.0	0.0
GROUP AVERAGE		1377	12.39	0.87		0.01	9.27	1.9	2.2	811.1	9.4	-25.2	0.1

L=LIQUIDATING VALUE. N=NET ASSET VALUE. C=CALL PRICE. TRECO PFD A SERIES I: CONVERTIBLE AT \$1.62.

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG	CONV PARITY	STOCK PRICE
ALAMAND CORP	OC	'91F	6.50	27.75	56.00	11.6	9.8	15.54	3.50
AMER CENTURY	AS	'90	7.00	21.00	58.63	11.9	0.9	12.31	3.75
AMER CENTY'B	NY	'91	6.75	28.00	58.63	11.5	4.2	16.41	3.75
AMER REALTY	OC	'84F	7.00	10.40	55.00	DEF	-6.7	5.72	1.75
BAIRD&WARNER	OC	'91	6.75	21.00	71.00	9.5	16.4	14.91	10.50
BANKAMERICA	OC	'90	6.75	21.00	78.00	8.7	0.0	16.38	11.88
BARNETT MTG	OC	'98	8.50	1.62	75.00	11.3	0.0	1.21	1.06
CAPITAL MTG	OC	'91F	6.50	33.00	51.00	12.7	0.0	16.83	1.38
CHASE MANHTN	OC	'97	11.63	2.25	41.00	VJ	-2.3	0.92	0.75
CHASE MANHTN	OC	'96F	6.50	55.00	41.00	VJ	-2.3	22.55	0.75
COMPASS GP	OC	'98F	8.25	1.35	98.00	8.4	-3.8	1.32	1.19
CONN GENERAL	NY	'96	6.00	32.50	67.50	8.9	-2.1	21.93	18.25
CONTINTL MTG	OC	'90	6.25	19.79	30.50	VJ	17.3	6.03	0.38
EQUITBL LF M	NY	'90	6.75	26.25	75.00	9.0	1.4	19.68	18.38
FIRST NEWPR	OC	'91F	6.75	27.50	50.00	13.5	0.0	13.75	2.50
FIRST PENN M	OC	'91F	6.75	8.65	51.00	13.2	2.0	4.41	2.00
FIRST UNION	NY	'91	7.00	13.00	86.00	8.1	0.7	11.18	12.25
FRANKLIN RLY	AS	'89	7.00	10.00	76.00	9.2	-0.6	7.60	6.75
GRT AMER MI	OC	'91	7.00	35.50	21.00	VJ	0.0	7.45	1.00
HANOVER SQ R	AS	'92	7.25	21.00	76.25	9.5	0.0	16.01	6.25
HEITMAN MTC	AS	'92	7.50	14.70	59.13	12.7	0.2	8.69	1.50
HOTEL INVSTR	OC	'90	7.75	21.00	79.00	9.8	-3.6	16.59	17.00
HOTEL INVTRS	OC	'91	7.50	25.25	74.00	10.1	-5.0	18.68	17.00
LINCOLN MTG	OC	'90	8.00	11.00	53.00	15.1	0.0	5.83	2.44
MASSMUTL MTG	NY	'90	6.75	21.00	76.50	8.8	0.2	16.06	13.25
MASSMUTUAL M	NY	'91	6.25	33.50	75.50	8.3	0.7	25.29	13.25
MIDLAND MTG	OC	'86	7.00	16.67	54.00	13.0	1.9	9.00	1.88
MONY MTG IN	NY	'90	7.00	11.00	79.00	8.9	0.0	8.69	8.13
MTG INV WASH	OC	'90	8.00	15.00	67.00	11.9	0.0	10.05	1.88
NJB PRIME	OC	'91F	6.75	21.00	38.00	VJ	-4.9	7.98	2.63
NOWSTERN MUTL	NY	'91	6.00	21.00	71.00	8.5	-0.6	14.91	10.00
RAM PACIFIC	OC	'91	6.75	21.00	71.00	9.5	-0.6	14.91	14.75
REALTY INCOM	AS	'91	8.00	18.00	71.50	11.2	-2.0	12.87	10.88
REPUBLIC MI	NY	'90	9.00	19.00	90.13	10.0	0.0	17.12	2.00
SAUL (BF) RL	OC	'91	6.50	23.00	68.00	9.6	9.7	15.64	7.50
SAUL(BF) REI	OC	'90	8.00	15.50	75.00	10.7	0.0	11.62	7.50
STATE MUTAL	AS	'91	6.75	21.00	70.00	9.6	1.4	14.70	5.75
SUTRO MIT	NY	'82	6.75	20.00	84.50	8.0	0.0	16.90	9.75
SUTRO MTG	AS	'91	6.75	20.00	66.50	10.2	-2.8	13.30	9.75
TRI-SO / SR	PH	'88	10.00	2.50	115.00	8.7	-4.1	2.87	3.00
TRI-SOUTH MI	NY	'92F	7.00	29.50	56.00	12.5	2.3	16.52	3.00
US BANCORP	AS	'92	7.00	26.25	75.00	9.3	-1.2	19.68	15.88
US REALTY IN	NY	'89	5.75	20.20	56.63	10.2	1.1	11.43	5.50
WESTPORT CO	OC	'91	6.75	21.00	60.00	11.3	3.4	12.60	2.88

HOW TO USE COMPARATIVE TRUST STATISTICS

These data are designed to facilitate comparison of relative efficiency of real estate investment trust managements with available funds. Readers should note that historical data are used and thus no earnings or dividend projections or estimates are included. Investors are advised to consider carefully the following distinctive characteristics of REITs compared with other industrial or financial securities:

Annualized Dividend and Yield: Most REITs do not pay a posted quarterly dividend rate but instead pay their approximate earnings (or net cash flow, if appropriate) for the quarter. They follow this practice because REITs are required to pay at least 90% of earnings to shareholders in order to qualify for exemption from Federal income taxes. This practice means that dividends paid by most REITs will vary much more from quarter to quarter than industrial securities. This possibility for quarterly variations gives REIT shares higher risk because earnings do not provide a safety margin of coverage for the dividend as they do for industrial stocks. The outlook and stability of dividends are thus key factors in our RELATIVE APPEAL RANKINGS. The "Annualized Dividend" column is the latest quarterly payout annualized by multiplying by four, and adjusted for any capital gains or other special dividend payments. Special dividends, marked "S", are paid to maintain tax exemption but are not expected to be continued in subsequent quarters. Because of these possible variations, annualized dividends and yield are not to be considered in any way as posted or guaranteed yields.

Annualized Earnings and Price/Earnings Ratio: For mortgage trusts, latest quarter earnings are multiplied by four. Zeroes indicate losses or no earnings for the quarter indicated. Losses per share are shown in RELATIVE APPEAL RANKINGS. For equity trusts, annualized net cash flow as calculated by Audit Investment Research, Inc. is used in place of earnings as the best single measure of results. Net cash flow is defined as net income plus depreciation minus mortgage amortization. The symbol "#" indicates cash flow in the earnings column. For a few trusts, gross cash flow (i.e., net income plus depreciation) is used, denoted by "*". Cash flow derived from amortization of debt discount is denoted by "q". The price/earnings ratio relates current price to the most appropriate earnings result. Both earnings (EPS) and net cash flow (CFS) per share for equity trusts for current periods are shown in RELATIVE APPEAL RANKINGS.

Shares: The number of shares outstanding, in thousands, is the number issued as of the latest balance sheet and is not adjusted for any potential conversion of debentures, exercise of warrants, or common equivalents which may have been used in earnings per share computations.

Book value per share is essentially tangible net worth per share after deduction of intangible items such as debt discount, unamortized debt expenses, and goodwill if any. Book value does not reflect any changes in asset values through appreciation but does reflect deduction of a reserve for possible future investment losses computed under AICPA rules. Accumulated depreciation is added back to net book value for trusts whose results are reported on a cash flow basis (see above) and denoted with the "#" symbol, as a means of approximating market value of properties. Components of this adjusted book value are reported in RELATIVE APPEAL RANKINGS.

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL\$)
BARNES MTG	O-BARNW	12/82	1910	20.00	1.0	0.05	2.13	841.3	66.7	0.1
CAPITAL MTG	O-CMORW	11/79	471	16.59	1.0	0.03	1.38	1104.3	200.0	0.0
CI MTG	PH-CI.W	3/80	2854	20.00	1.0	0.02	3.75	433.9	-66.6	0.1
CITIZNS&SO-B	PS-N/A	4/83	258	2.00	50.0	7.25	1.38	55.4	-9.3	1.9
FLATLEY RLY	O-FLTLW	5/79	1000	10.00	1.0	0.13	4.00	153.3	0.0	0.1
JMB REALTY	O-JMBRW	8/82	510	20.00	1.0	0.50	16.50	24.2	0.0	0.3
M&T MTG INV	O-MTMIZ	8/80	747	13.00	1.0	0.38	11.00	21.6	52.0	0.3
MTG INV WASH	O-MINWV	3/80	931	15.00	1.0	0.03	1.88	699.5	0.0	0.0
NORTH AM MTG	A-NAMW	3/79	710	31.13	1.0	0.01	4.00	678.5	0.0	0.0
REPUBLIC MI	A-RMIW	6/79	1064	20.00	1.0	0.01	2.00	900.5	0.0	0.0
SAN FRAN REI	A-SFIW	12/80	1348	25.00	1.0	0.69	19.00	35.2	-7.9	0.9
SECURITY MT*	A-SMOW	5/79	3117	16.00	1.0	0.02	4.00	300.5	0.0	0.1
SUTRO MIT(B)	A-SUTW	6/82	700	20.00	1.0	0.88	9.75	114.2	-6.3	0.6
UNITED RLY	A-URTW	12/79	3610	20.00	1.0	0.06	9.25	116.9	0.0	0.2

*DEBENTURES USABLE IN LIEU OF CASH.

WTS PRICE OF .01 INDICATES TRADING IN MILLS.

NOTE: BUYERS ARE CAUTIONED THAT SPREADS BETWEEN BID AND ASKED PRICES FOR WARRANTS ARE VERY LARGE AND PRICES MAY VARY SIGNIFICANTLY.

NON/LOW EARNING INVESTMENTS AS OF MARCH 19, 1979

	Number	-----Invested Assets-----	% Non- and	% Change
		Non/Low-Earn.	low-earning	in month
PROPERTY.....	30	\$ 62M	\$ 2,015M	3%
PROPERTY & MTG.....	24	395	1,906	21
SHORT/TERM MTG.....	11	142	717	20
L/T MTG/PROPERTY.....	13	274	1,675	16
MTG/FORECLOSED PROP.	62	4,113	5,707	72
TOTALS/AVERAGES....	140	\$4,986M*	\$12,019M	41%
				-1.6%

* Includes \$1,183M or 9.8% low-earning assets. M=Million.

Accounting for market value--from p. 2

"So we guess not randomly but with this logic: 1) Most every real estate trust or company that owns property says something to the effect that they should be judged not on earnings per share but by the "funds generated by operations" or "funds available for distribution" or "net cash flow," however defined; and 2) they underscore their opinion that depreciation is a fictitious charge by distributing some depreciation (generally the part not covering amortization payments on mortgages) as dividends to shareholders.

"Audit has long accepted this concept for the income statement and set up rules for computing net cash flow; they are described on p. 6 of every statistical issue of RTR.

"What we did a month ago is follow this argument to its logical conclusion: we added accumulated depreciation which trusts themselves are saying should be ignored to net book value to provide a gross book value we believe is the most realistic one for investors in these trusts. It's logical to compare apples with apples -- i.e., net cash flow with gross book value, and historic cost accounting earnings with depreciated book value, else return on book value calculations will be meaningless.

"Backing up this conclusion was a look at many recent sale transactions for realty trusts, at prices generally close to or above gross book value (i. e., sales letting trusts recapture that depreciation). This empirical evidence convinces us that real estate men generally are correct in saying investors should ignore depreciation. (And of course mortgage lenders on income properties have ignored it for years.)

"You hold the trump cards -- you and other managers can merely publish management's best estimate of true market value and end the guessing. Pacific Realty Trust (formerly U.S. Bancorp Trust) published in its May 1978 annual report both the estimated value of its properties as determined by its staff and as determined by appraisers of local

taxing authorities as "an indication of the disparity between market value and book value."

"Several other public companies, notably Rouse Company and Ernest W. Hahn, have done the same and routinely publish value estimates backed by opinion of independent appraisers (please note that these are not estimates of reproduction cost developed by use of construction cost indices, as used by B.F. Saul). And the commingled pension funds have gone one step further and eliminated all depreciation from their income statements and balance sheets. This has let them raise over \$1 billion from institutional investors for real estate investment in the last few years. The point is that there already exist ample means to get away from depreciation and reflect estimated market value of properties.

"Hence my second disappointment -- at the timidity of REIT trustees in general in finding appropriate ways to let shareholders in on what they know -- in an organized, reasoned appraisal or estimate of value. The companies above have already pioneered the specific means -- but I don't know from reading your annual report that you've even considered them.

"In today's inflationary times, historic cost accounting simply isn't good enough. REIT trustees have to use their best efforts to present inflation's impact upon asset values to shareholders. The old ways are not good enough. And there are a variety of acceptable ways to present this market value without exposing trustees to liability.

"But look at liability from my side of the fence -- the investors' side. Early in 1978 the equity in Monumental Properties was stated at \$18 million by historic cost accounting. A decision to liquidate was made and the equity revalued to \$300 million after appraisal. The shareholder who sold at \$18 because he believed management's historic cost accounting was surely cheated of a major gain. The example may be extreme but the principle is sound: Management has a duty to value its assets fairly for the guidance of shareholders."

EARNINGS TRENDS: EARNINGS REFUSE TO BUCKLE IN FACE OF RECORD RATES

This month's flow of earnings reports provides additional evidence that realty trusts — especially the mortgage lending trusts — can stand up to the heat of fiery

Trust-Period ended	Th.S/Spec'l#	EPS/Spec'l#	-Prev. Q- EPS/Spec'l#	-Yr.Ago-- EPS/Spec'l#	-% Chng. From*- Prev.Q	Yr.ago Q
Quarterly results: Qualified trusts:						
BRT Realty.....Nov..\$	d565	d\$0.41	d0.31	d0.78	Worse	Better
Baird & Warner.....Jan..	d525	d0.50	d0.01	d0.59	Worse	Better
Consol. Cap. Rl.,Nov..	1,031/937G	0.52/47cG	d0.19	d0.07	Better*	Better*
Cont. Ill. Props.,Jan..	626	0.13	0.14/3cG	0.14/d2cW	+18%*	-19%*
" -CFS.,Jan..	1,801	0.37	0.36	0.33	+3	+12
Federal Realty.....Dec..	470	0.32	0.19	0.43	+68	-26
" -CFS.,Dec..	p607	p0.42	0.25	0.44	+68	-5
First Union RE.....Jan..	1,118	0.20	0.21	0.21/5cG	-5	+25*
Florida Gulf Rl.,Jan..	164	0.16	0.16	0.20	UC	-20
" -CFS.,Jan..	357	0.36	0.35	0.38	+3	-5
GREIT Realty.....Jan..	170	0.17	0.12	0.14	+42	+21
General Real Est.,Dec..	276/142G	0.51/25cG	0.13/1cL	1.17/1.08G	+86*	+189*
Hubbard Real Est.,Jan..	1,726	0.43	0.47	0.43r	-9	UC
M&T Mtg.....Feb..	650	0.44	0.32	0.26	+38	+70
MassMutual Mtg.....Jan..	1,683/236T	0.36/5cT	0.36/4cT	0.36/4cT	-3*	-3*
MNY Mtg. Inv.....Feb..	1,600	0.18	0.17	0.16	+6	+13
Mortgage Growth.....Nov..	383/85G	0.14/3cG	0.13	0.08	-15*	+35*
" -CFS.,Nov..	596/85G	0.22/3cG	0.21	0.16	-10*	+19*
" -Feb..	420	0.16	0.14/3cG	0.10	+45*	+60
NJB Prime Inv.....Nov..	d 903	d0.68	d0.55	d0.48	Worse	Worse
New Plan Realty.....Oct..	587	0.23	d0.00/13cL	0.25/8cG	+77*	+35*
" " ".....Jan..	493	0.19	0.23	0.25/8cG	-17	+12*
Prudent Real Es.,Nov..	269/117G	0.09/4cG	0.18/16cG	d0.40/32cL	+150	Better**
Pacific So. Mtg.,Dec..	191/75Y	0.24/9cY	0.19	0.15	+26	+60
Prop. Tr.Amer.....Dec..	130	0.06	0.11/3cG	0.16/11cG	-25	UC
Rlty. & Mtg. Pac.,Feb..	994/300G	0.53/16cG	0.38	0.24	-3*	+54*
Rlty. Income Tr.,Jan..	d252/164T & d0.16/11cG & 164T	d10cT	3.32/3.94G	d0.24/11cG	Better*	Worse*
REIT of America, Feb..	1,027/340G	0.63/21cG	0.44	0.67/40cG	-5	+56
REIT of Calif.....Dec..	250	0.46	0.36	0.42	+28	+10
Terrydale Rlty.....Dec..	101	0.30	0.58/18cG	0.64/24cG	-25*	-25*
" -CFS.,Dec..	114	0.34	0.55/18cG	0.65/24cG	-8*	-17*
Virginia REIT.....Dec..	110	0.09	0.10	0.17	-10	-67
Washington REIT,Dec..	795	0.52	0.38	0.48	+37	+8
" -CFS.,Dec..	p903	0.59	0.43	0.55	+37	+7
Quarterly results: Nonqualified trusts & companies:						
Amer. Realty.....Dec..d1,627/321G	d0.73/14cG	0.33/51cN&G	0.59/63cN&G	Worse*	Worse*	
API Trust.....Dec..	28/336G	0.03/33cG	d0.19/d4cL	d0.19/d4cL	Worse*	Better*
Builders Inv. Gr.,Dec..	1,358/1558N&S	0.46/53cN&S	d0.20/2.62N&S	3.03/3.15N&S	Better*	Better*
C.I. Mtg. Group,Jan..	44,202/45978S&N	9.19/9.56S&N	d0.03	d0.35	Worse*	Worse*
Compass Inv. Gr.,Dec..	1,104/385G & 673Y	0.53/18cG & 32cY	2.99/2.13S	0.03/39cS & 7cG	-59*	Better*
Diversified Mtg.,Dec..	488	0.06	d0.02	2.81/2.85S&N	Better*	Better*
First Mtg. Inv.,Oct..	1,471/784S&N	0.17/10cS&N	0.01/4cS&G	0.34/57cS&N	Better*	Better*
First Penn. Mtg.,Jan..	d2,576/263S	d0.87/9cS	1.17/2.30S	d0.02/1.43S	Better*	Better*
Hamilton Inv. Tr.,Dec..	d299/110S	d0.14/5cS	0.40/77cS	d0.35/41cS	Better*	Better*
Kentucky Props.,Nov..	411/324S	0.37/29cS	d0.06	0.06/41cS	Better*	Better*
Maryland Rlty.,Nov..	d 13/208G	d0.02/2cN&G	0.16/27cG	0.08/9cG	Better*	Worse*
Moraga Corp.,Jan..	8,754/10056S	6.46/7.42S&N	d0.20	0.25/55cS	Worse*	Worse*
Mtg. Inv. Wash.,Dec..	d 85	d0.06	d0.22	d1.4	Better*	Better*
Republic Mtg.,Dec..	d694/226S	d0.33/11cS	d0.10	d0.38	Worse*	Worse*
So. Atlantic Tr.,Jan..	d942/727S	d0.35/27cS	0.34/57cS	d0.57	Worse*	Worse*
UMET Trust.....Feb..	5,894/2022T	2.79/96cT & 61.98S	1.15/2.60I	d0.50/24cS	Better*	Better*
U.S. Rlty. Inv.,Dec..	d311	d0.09	d0.06	0.05/16cN&X	Worse	Worse
" -CFS.,Dec..	456	0.13	0.07	0.23	+86	-43
Walter Realty.....Jan..	d 74/d35N	d0.07/d3cN	0.27/42cG	d1.17	Worse*	Better
Westport Co.,Jan..	d 33	d0.02	0.34/38cG&S	d0.03	Better*	Better*
Wisconsin REIT.....Dec..	413/178N	0.27/12cN	0.01	d0.49	+1400	Better
Annual results: All trusts:						
BRT Realty.....Nov..	d710	d0.51	d2.78	---	---	Better
Consol. Cap. Rl.,Nov..	578/1051G	0.29/53cG	0.52/1.20G	---	---	Better*
Diversified Mtg.,Dec..	1,278/2471S&N	0.17/34cS&N	2.43/4.28S&N	---	---	Better*
Federal RE Sh.,Dec..	1,646	1.14/6cC	1.29	---	---	-16%
General RE Sh.,Dec..	840/460G	1.51/83cG	1.78/1.68G	---	---	+168
Hamilton Inv. Tr.,Dec..	207/1754S	0.10/82cS	d0.55/1.44S	---	---	Better*
Kentucky Props.,Nov..	1,434/1083S	1.30/98cS	d0.54/41cS	---	---	Better*
Maryland Rlty.,Nov..	252/484G&N	0.33/50cG&N	0.22/11cG, 9cN	---	---	Worse*
Mortgage Growth,Nov..	1,296/85G	0.49/3cG	0.23	---	---	+100*
NJB Prime Inv.,Nov..	d3,157	d2.37	d0.55/33cZ	---	---	Worse*
Prop. Tr. Amer.,Dec..	477/125G	0.20/5cG	0.26/15cG	---	---	+36*
Prudent REIT.....Nov..	936/629G	0.30/20cG	d0.45/d32cL	---	---	Better*
Republic Mtg.,Dec..	d1,536/638S	d0.73/30cS	d1.16/16cS	---	---	Better*
REIT of Calif.,Dec..	811	1.48	1.32	---	---	+12
U.S. Realty Inv.,Dec..	d896	d0.26	0.05/22cG, 16cN	---	---	Better*
" -CFS.,Dec..	p1,202	p0.35	0.62/22cG, 16cN	---	---	+46*
Virginia REIT.....Dec..	190/d282W	0.15/d23cW	0.43	---	---	-12*
Washington REIT,Dec..	2,584	1.70	2.72/1.06G	---	---	+2*
" -CFS.,Dec..	p2,930	p1.93	2.97/1.06G	---	---	+1
Wisconsin REIT.....Dec..	359/178N	0.24/12cN	0.19/10cN	---	---	+33*

UC=Unchanged. NM=Not meaningful. R=Restated. P=Preliminary. d=Deficit.
#—Special items included in both thousand dollar and share amounts are: C=Gain on sale of assets; I=Interest forgiveness; L=Loss on sale of assets; N=Net operating loss (MOL) benefit; R=Recovery of past-due interest or prepayment fees; S=Swap of assets with banks; T=Gain on market purchase of debt at discounts; W=Gain (loss) on mortgage re-financing; X=Settlement with adviser, sponsor or insurance company; Y=Loss reserve credit; Z=Gain on debt restructuring via exchange or tender offers.

** Comparisons are based upon earnings per share. Where loss is reported in one or both quarters, change in direction is shown as "Better" or "Worse."
* Compared before special items.

interest rates. That's because real estate markets are taut in most cities and overbuilding apparently small in many areas.

MONEY Mortgage Investors, a trust believed vulnerable to higher rates, scored a modest EPS gain to 18¢/sh. in the Feb. quarter. MONEY still is not covering its dividend but the trend is encouraging. MassMutual Mtg., another lender but less vulnerable because of low leverage, held earnings level at 36¢/sh. in Jan. including a 5¢ gain on debenture repurchase, as in prior quarters. MML plans adding about \$30 million new short-term loans and \$21 million long-term hotel-motel loans in 1979.

Property trusts had strong quarters as higher rents fattened their bottom lines. Washington REIT had its seasonally strong Dec. quarter at 52¢/sh. EPS and 59¢/sh. CFS (cash flow); the dividend was boosted. We report both EPS and CFS for Washington and a number of other trusts in the table at left, all in keeping with our effort to give you the best possible picture of each trust (see article, p. 2).

First Union RE EPS fell slightly on a higher number of shares outstanding, result of conversion. FUR paid \$5 million for the 197,000 sf Kandi Mall in Willmar, Minn. REIT of America enjoyed a strong Feb. qtr. with 42¢/sh. operating earnings plus 21¢/sh. gain on sale of a property.

Continental Illinois Props. also had a good quarter as shopping center and office rents outpaced cost rises. U.S. Realty Investments reported a strong Dec. qtr. and year, as income from equity properties rose 13%. The trust cut its bank debt and also its mortgage loans during 1978; it now seeks new properties, mainly via joint ventures. In March it sold 91-unit Howard Johnson's Motor Lodge in Collinsville, Ill. for \$1.2 million net to USRI. C.I. Mtg., Moraga and UMET Trust all posted large gains as expected.